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| <b>Applicant</b>  | Sentinel Real Estate Fund/Publix  |   |
| <b>Request</b>  | Site Plan Level III Approval  |   |
| <b>Location</b>   | 1415 E. Sunrise Blvd.   |   |
| <b>Legal Description</b>  | Progresso, PB 2, P 18(D), Block 173, Lots 5-14 & East Sunrise Plaza No. 2, PB 69, P 31, Tract "A"     |   |
| <b>Property Size</b>  | 3.46 Acres or 4.23 Acres with off-street parking lot  |   |
| <b>Zoning</b>   | CB & B-1  |   |
| <b>Existing Land Use</b>  | Office Building   |   |
| <b>Future Land Use Designation</b>  | Commercial  |   |
| <b>Comprehensive Plan Consistency</b>   | Future Land Use Element, Permitted Uses, Commercial Use.  |   |
| <b>Other Required Approvals</b>   | Off-Street Parking Agreement (ULDR Sec. 47-20.4)  |   |
| <b>Applicable ULDR Sections</b>   | 47-25.2, Adequacy Requirements<br>47-25.3, Neighborhood Compatibility<br>47-24.2, Site Plan Level III |   |
| <b>Setbacks/Yards</b><br><b>Front (Sunrise Blvd)</b><br><b>Rear (North)</b><br><b>Sides</b> | <b>Required</b>   | <b>Proposed</b>                                     |
|   | 5'  | 308'  |
|   | 15'   | 43'10"  |
|   | 10'   | E: 14'8"<br>W: 13'4"                                |
|   |   |   |
| <b>Lot Density</b>  | N/A   | N/A   |
| <b>Lot Size</b>   | N/A   | Main site 3.46 acres<br>Off site parking 0.77 acres |
| <b>Lot Width</b>  | N/A   | Sunrise frontage, 262'                              |
| <b>Building Height</b>  | 150'  | 28' 8"  |
| <b>Structure Length</b>   | N/A   | Front 237', Side 191'                               |
| <b>Floor Area</b>   | N/A   | 47,802 s.f., FAR of 0.31 (main site)                |
| <b>VUA Landscaping</b>  | 20 %  | Exceeds 20%   |
| <b>Landscaping Lot Coverage</b>   | N/A   | N/A   |
| <b>Open Space</b>   | N/A   | N/A   |
| <b>Parking</b>  | 192   | 224   |
| <b>Notification Requirements</b>  | Sign notice prior to public hearing by the Planning and Zoning Board                                  |   |
| <b>Action Required</b>  | Approve, Approve with conditions, Deny  |   |
| <b>Project Planner</b><br><br><b>Authorized By</b><br><br><b>Approved By</b>                | <b>Name and Title</b>   | <b>Initials</b>                                     |
|   | Jim Koeth, Planner III  |   |
|   | Chris Barton, AICP, RLA, Principal Planner  |   |
|   | Bruce Chatterton, AICP, Planning and Zoning Manager   |   |

**Request:**

The applicant is requesting Site Plan Level III approval for the following site improvements as per ULDR Sec. 47-6.10 which states any use in the CB district, and its accessory uses, together or individually, when greater than 10,000 sq. ft. in total area, must be approved as a site plan level III. Other applicable ULDR Sections include 47-25.2, Adequacy Requirements and 47-25.3, Neighborhood Compatibility. A portion of the site lies within the CB zoning district.

**Property/Project Description:**

This is a request to construct a 47,890 sq. ft. full service Publix Grocery. The grocery store and main parking area are located on a 3.46-acre site with a 0.77-acre remote parking lot to the west, across NE 14 Ave.

The subject property is located at the intersection of E. Sunrise Boulevard and NE 15 Ave., on the northwest corner. The site currently is occupied by an older ten-story office building on Sunrise Blvd. with surface parking to the north. The site is entirely within the Lake Ridge Civic Association and is across Sunrise Blvd. from the Victoria Park Civic Association.

The surrounding neighborhood is made up primarily of commercial development along Sunrise Blvd. with a new redevelopment project approved by the Planning and Zoning Board on March 26, 2003 consisting of three one-story buildings with various retail shops and a Walgreens pharmacy across NE 15 Ave. to the east. The immediate residential neighborhood north and west of the site is made up of mostly of one and two story single family and multi-family residences.

**Parking and Traffic:**

The project's required parking is 192 spaces with the applicant providing 224 spaces. The proposed surface parking lot on the primary site will accommodate 159 spaces with 65 surface parking spaces being provided within the off-site parking lot across NE 14 Ave.

Access to both the primary and off-site parking lots is from E. Sunrise Blvd. via NE 14 Ave. Access is also available at two points from NE 15 Ave. on the east side, to the primary surface parking lot and to the loading/service area. A loading/service dock has been provided in the rear (north) of the site. This fully integrated dock, which will be screened with a ten (10) ft. perimeter wall, will be enclosed on three sides by a full height wall and roof. The truck parking area will be approximately four feet below the surrounding grade level in order to further screen the delivery trucks.

In the review of vehicular circulation, it was determined that the queuing of southbound cars at the intersection of E. Sunrise Blvd. and NE 15 Ave. would block the entry to the primary parking lot for cars traveling north on NE 15 Ave. To address this, a two-way driveway has been provided traversing the rear (north) of the property in an east-west direction in order to allow both ingress/egress to the site from NE 15 Ave. at a point

approximately 200' farther north. This second entry drive will provide adequate access around the proposed building to NE 14 Ave. and to the entries to both the primary parking lot as well as the remote, off site parking area.

The applicant provided a traffic impact study, which has been reviewed by our DRC Engineering Representative and City-retained traffic consultant. The applicant has agreed to make site plan adjustments to insure the project is served with adequate capacity and safe efficient traffic circulation. Examples of improvements include the closure of two existing driveways on Sunrise Blvd. and creating a "throat" for the adjacent parking lot access to NE 14 Ave. The Publix will generate 4,576 net new daily trips.

The applicant's plans do not remove the existing street closure on NE 14 Ave. but rather modifies it in its current location to incorporate it into a landscaped area. Two openings in the proposed screen wall at this location will allow passage of bicycles on NE 14 Ave. and pedestrians on the sidewalk along the east side of NE 14 Ave.

#### **Adequacy and Neighborhood Compatibility:**

The **applicant** has provided narratives outlining their compliance with ULDR Secs. 47-25.2, Adequacy Requirements, and 25.3, Neighborhood Compatibility. These narratives are attached to the plans.

**Staff:** Staff concurs with the applicant's assessments coupled with the site plan improvements applied during the Development Review process and as listed as conditions below. Some concern regarding the location of the loading dock on the north side facing the neighborhood was expressed by staff. Subsequent design improvements, including the proposed screen walls, landscaping and truck well has mitigated this situation. A letter from the Lake Ridge Civic Association in support of this proposal is attached to the front of the plans.

#### **Comprehensive Plan Consistency:**

The grocery store use proposed is consistent with the Future Land Use Element, Permitted Uses, Commercial Use (Chap. 2, P. 32 II.B (Volume 1, P. 68)). It is also consistent with Objective 20 of the Future Land Use Element which states that the City shall "protect residential neighborhoods from impacts created by adjacent non-residential uses."

The Development Review Committee reviewed the proposal on March 25, 2003, with all significant staff issues being resolved.

#### **Staff Determination:**

Staff finds the proposal in compliance with the ULDR pending approval with conditions as recommended.

**Planning & Zoning Board Review Options:**

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

**Should the Board approve the proposed development, the following conditions are proposed by staff:**

1. Grocery Store loading dock operations shall be limited to between the hours of 7:00 am and 8:00 pm.
2. Applicant shall provide additional trees along the Sunrise Blvd. perimeter as approved by the Chief Landscape Plans Examiner.
3. Applicant shall provide additional shade trees along NE 14 Ave. along the remote, off-site parking lot and along the primary parcel's west perimeter as approved by the Chief Landscape Plans Examiner.
4. Applicant shall provide additional street (shade) trees and landscaping along NE 11 St. as approved by the Chief Landscape Plans Examiner.
5. Applicant shall provide shade trees within all bufferyards for the remote off-site parking lot.
6. Approval of an off-site parking agreement.
7. Compliance with our Construction Debris Mitigation Policy.
8. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
9. Final DRC approval.

**City of Fort Lauderdale**  
**Building Services Division Construction Debris Mitigation Policy**

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant.